



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 03-036 - (2)
CONDITIONAL USE PERMIT

RPC CONSET DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE September 17, 2003	

APPLICANT Atlas Iron and Metal Company	OWNER Atlas Iron and Metal Company	REPRESENTATIVE James Arnone and Michael Nytzen
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REQUEST

Conditional Use Permit: To authorize the continued operation of a scrap metal process facility in the M-2 zone.

LOCATION/ADDRESS

10019-10035 Alameda Street (on the west side of Alameda Street, between East 97th Street and East 103rd Street)

ACCESS

Alameda Street

ZONED DISTRICT

Stark Palms

COMMUNITY

Walnut Park

EXISTING ZONING

M-2 (Heavy Manufacturing)

SIZE

3.24 Acres

EXISTING LAND USE

Metal recycling facility

SHAPE

Irregular

TOPOGRAPHY

Relatively flat

SURROUNDING LAND USES & ZONING

North: Industrial Developments/M-2 (Heavy Manufacturing)

East: Multiple-Family Residences, Industrial and Commercial Developments/City of South Gate

South: Jordan High School and Industrial Developments/M-2

West: Industrial Developments and Jordan High School/M-2 & City of Los Angeles

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide General Plan	Industrial	N/A	N/A

ENVIRONMENTAL STATUS

Negative Declaration

DESCRIPTION OF SITE PLAN

The subject property is irregular in shape, with flat topography. The existing use on the subject property is a metal recycling facility. The applicant's site plan depicts the 3.24-acre subject property with two warehouse structures (5,000 & 6,000 sq. ft.), one steel canopy structure (4,876 sq. ft.) and several accessory structures. 33 standard parking spaces are depicted (5 designated parking spaces for trucks). The rear of the property is use as processing and storage area for scrap piles and nonferrous metals. The subject property is surrounded by 8-foot fence and a 10-foot wall to the north, west and south. Along Alameda Street, the applicant is providing 12' to 14.5' foot fence and landscaping. Access to the subject property is via two driveways from Alameda Street.

The KEY ISSUES

- Satisfaction of Section 22.56.010, Title 22 of the Los Angeles County Code conditional use permits burden of proof requirements.
- Satisfaction of Section 22.52, Part 9 of the Los Angeles County Code, Scrap Processing Yard development standards.
- The subject property abuts a high school to the west and south.
- The existing facility is operating with an expired conditional use permit and the property is subject to zoning enforcement action.
- The applicant and the County have established an interim operating agreement to allow the existing facility to stay in operation while the applicant is seeking approval of a new conditional use permit.

(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

**(O) = Opponents (F) = In Favor*